

CITY OF COVINA

CYPRESS VILLAS PROJECT

FINAL ENVIRONMENTAL IMPACT REPORT

SCH No. 2019120104

Prepared for:



CITY OF COVINA
125 E. COLLEGE STREET
COVINA, CA 91723

Prepared by:

Michael Baker

I N T E R N A T I O N A L

3760 KILROY AIRPORT WAY, SUITE 270
LONG BEACH, CA 90806

NOVEMBER 10, 2020

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Section 1

Introduction

Section 1: Introduction

This document is the Final Environmental Impact Report (Final EIR) for the Cypress Villas Project, prepared in accordance with Section 15132 of the California Environmental Quality Act (CEQA) Guidelines. The Final EIR incorporates the entire Draft EIR by reference, including all appendix materials. It consists of four sections, described below:

Section 1: Introduction. This section provides an introduction to the scope and content of the Final EIR and identifies the persons and organizations who submitted comments on the Draft EIR.

Section 2: Draft EIR. This section incorporates the entire Draft EIR, including all appendix materials, by reference. The complete Draft EIR is available for review at the City of Covina City Hall, Planning Division, 125 East College Avenue, Covina, CA 91723.

Section 3: Comments and Response to Comments on the Draft EIR. This section presents the comments on the Draft EIR and responses to each of the comments. Comments and responses for each author are provided, followed by a copy of their letter or email with brackets and numbers corresponding to the sequence of comments and responses that precede the actual comments. Please note that responses to comments did not necessitate any revisions to the Draft EIR.

Draft EIR Public Review Process

The Draft EIR was circulated for a 45-day public review and comment period between August 27 – October 12, 2020. This time period is standard for a Draft EIR that has been submitted to the State Clearinghouse for review by State agencies, as required by Section 15105 of the State CEQA Guidelines. A Notice of Availability (NOA) and 15 copies of the Draft EIR were sent to the State Clearinghouse in the Governor's Office of Planning and Research. Additional NOAs with copies of the Draft EIR were sent to 9 public agencies, the local water district, and the Gabrieleno Band of Mission Indians-Kizh Nation. NOAs were also sent to the local school district, other public entities, various departments within the City of Covina, utility purveyors, the local transit agency, a law firm, published on the City's website, and placed at City of Covina City Hall. The NOA was also published in the San Gabriel Valley Examiner newspaper on August 27, 2020.

Two comment letters were submitted to the City during this public review period. Section 3 of this document includes copies of these comments and the City's responses to these comments. The list of comment letters received is provided in the table below.

LIST OF COMMENTS SUBMITTED TO THE CITY OF COVINA

<i>Comment Letter</i>	<i>Authors</i>
1	Los Angeles County Fire Department
2	California Department of Transportation, District 7

Section 4: Mitigation Monitoring and Reporting Program. Pursuant to Section 15097 of the State CEQA Guidelines, this section presents the Mitigation Monitoring and Reporting Program (MMRP) to be followed to implement the mitigation measures identified in the Draft EIR. The MMRP lists all of the mitigation measures, with corresponding actions to be taken, timing for monitoring of those actions, and the parties responsible for implementing the mitigation measures and monitoring those efforts to ensure they are accomplished as intended.

Section 2
Draft Environmental Impact Report

Section 2: Draft Environmental Impact Report

The complete Draft EIR, published and circulated for public review and comment on August 27, 2020, is hereby incorporated by reference. All materials that comprise the Draft EIR are on file and available for public inspection at the office of the City of Covina Planning Division, 125 E. College Street, Covina, CA 91723.

Section 3
Comments and Responses to Comments
on Draft EIR

Section 3A
Los Angeles County Fire Department
Comments and Responses

Comments and Responses to Comments by Los Angeles County Fire Department

Comments on the Draft EIR were submitted by the Los Angeles County Fire Department, in a letter dated September 15, 2020. A copy of that letter is attached hereto. Comments are repeated verbatim, below, followed by responses.

Comment 1:

PLANNING DIVISION

We have no comments.

Response 1: This comment indicates that the Planning Division of the County Fire Department has no comments on the Draft EIR. This comment is noted.

Comment 2:

LAND DEVELOPMENT UNIT

The Land Development Unit is reviewing the proposed "MIXED USE" Project for access and water system requirements. The Land Development Unit's comments are only preliminary requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

ACCESS REQUIREMENTS:

The proposed development will require multiple ingress/egress access for the circulation of traffic and emergency response issues.

All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

The Fire Apparatus Access Road shall be cross-hatch on the site plan with the width clearly noted on the plan.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.

The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.

Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.

Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.

Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs. and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.

A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width on the site plan.

Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.

WATER SYSTEM REQUIREMENTS:

All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.

All required public fire hydrants shall be installed and tested prior to beginning of construction.

The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:

No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

Additional hydrants will be required if hydrant spacing exceeds specified distances

All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department's Sprinkler Plan Check Unit for review and approval prior to installation.

Additional Department requirements will be determined by Fire Prevention, Engineering during the Building Plan Check.

Response 2: This comment does not identify negative impacts of the project, with respect to County Fire Department resources or levels of service and does not comment on any aspects of the Draft EIR, which includes the Initial Study analysis that screened out further assessment of fire department services impacts, due to less than significant impacts. This comment indicates that the Land Development Unit is still reviewing the project with respect to access and water system requirements, then provides specifications pertaining to those requirements, which will be addressed in the project's plan check process. This comment, including all of those specifications, is noted.

Comment 3:

FORESTRY DIVISION - OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

Response 3: This comment does not acknowledge the preliminary assessment of the project's impacts, provided in the Initial Study within Appendix A of the Draft EIR, which was transmitted to the County Fire Department with the Draft EIR. As discussed in the Initial Study, the project site is located in a fully urbanized area, where there are no wildlands and no wildland fire hazard classifications. The project site and surroundings are fully developed and the project site contains no native vegetation, including oak trees. The County Department of Forestry and Fire Protection does not regulate the treatment of archaeological and cultural resources, vegetation, endangered species, oak trees, or erosion control within the Covina city limits.

Comment 4:

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Response 4: This comment indicates that the Health Hazardous Materials Division of the County Fire Department has no comments on the Draft EIR and no requirements for the project. This comment is noted.



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2426
www.fire.lacounty.gov

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THIRD DISTRICT

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

PLANNING DIVISION
CITY OF COVINA

SEP 23 2020

125 E. COLLEGE STREET
(626) 384-5450

September 15, 2020

Nancy Fong, Consultant
City of Covina
Community Development Department
125 East College Street
Covina, CA 91723

Dear Ms. Fong:

NOTICE OF COMPLETION AND AVAILABILITY/DRAFT ENVIRONMENTAL IMPACT REPORT, "CYPRESS VILLAS PROJECT," THE PROPOSED PROJECT INCLUDES A MIXTURE OF RESIDENTIAL AND COMMERCIAL LAND USES ON THE 7.92-ACRE PROJECT SITE, WHICH WOULD CONSIST OF 61 SINGLE-FAMILY DETACHED HOMES, COMMON AREA OPEN SPACE, HOMEOWNER AND VISITOR PARKING, PRIVATE YARDS, PRIVATE DRIVES, AND TWO AND THREE-STORY FLOOR PLAN OPTIONS, COVINA, FFER 2020006106

The Notice of Completion and Availability/Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

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SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMead
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "MIXED USE" Project for access and water system requirements. The Land Development Unit's comments are only preliminary requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

ACCESS REQUIREMENTS:

The proposed development will require multiple ingress/egress access for the circulation of traffic and emergency response issues.

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
 - a. The Fire Apparatus Access Road shall be cross-hatch on the site plan with the width clearly noted on the plan.
2. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
3. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.

7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs. and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.
9. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width on the site plan.
10. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.

WATER SYSTEM REQUIREMENTS:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.
2. The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.
3. All required public fire hydrants shall be installed and tested prior to beginning of construction.
4. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

5. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department's Sprinkler Plan Check Unit for review and approval prior to installation.

Additional Department requirements will be determined by Fire Prevention, Engineering during the Building Plan Check.

For any questions regarding the report, please contact Inspector Claudia Soiza at (323) 890-4243 or Claudia.soiza@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.
If you have any additional questions, please contact this office at (323) 890-4330.

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CONT.

3

4

Nancy Fong, Consultant
September 15, 2020
Page 5

Very truly yours,

A handwritten signature in dark ink, appearing to read "Ronald M. Durbin". The signature is fluid and cursive, with a large, stylized "D" at the end.

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac

Section 3B
Caltrans District 7
Comments and Responses

Comments and Responses to Comments by California Department of Transportation

Comments on the Draft EIR were submitted by the California Department of Transportation, District 7, in a letter dated October 1, 2020. A copy of that letter is attached hereto. Comments are repeated verbatim, below, followed by responses.

Comment 1:

Dear Nancy Fong:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes retail and drive-through/fast-food service businesses on the western 2.93 acres along the Azusa Avenue frontage and 61 single-family detached homes on the eastern and southern 4.99 acres. The retail component of the proposed project would consist of four buildings, totaling 13,000 square feet of floor area, arranged in three distinct building sites. Two sites would contain drive-through/fast-food businesses. A total of 298 parking spaces would be provided, 164 residential spaces and 134 commercial spaces.

The nearest State facility to the proposed project is I-210 and I-10. After reviewing the DEIR, Caltrans has the following comments:

Response 1: This comment is an introduction to the following comments and acknowledges Caltrans' participation in the environmental review process, summarizes key elements of the project description and notes the project site proximity to I-210 and I-10 Freeways. The City appreciates Caltrans' participation; however, as this comments does not address any specific aspects of the Draft EIR, no response is required.

Comment 2: Caltrans acknowledges the addition of a pedestrian gate at the southwest corner of lot 33. This gate creates a much-needed connection between the different uses on site, allowing residents to walk or bike to the goods and services provided on the west side of the project. However, besides this addition there has been little change to the motor vehicle-centric site plan since the release of the Initial Study. The Cypress Villas Project is still designed in a way that potentially induces demand for additional vehicle trips. For California to achieve its goals, this demand should be addressed with appropriate design and management principles. Caltrans recommends the following:

Reducing the amount of parking whenever possible, as research on parking suggests that abundant car parking enables and encourages driving. The project currently exceeds the amount of parking required by the city.

Response 2: This comment does not address the analysis of the project's transportation impacts, including an analysis of the project's vehicle miles traveled characteristics, presented in Section 3.7 of the Draft EIR. That analysis determined that the project's VMT metrics would not exceed the City's thresholds of significance and would not result in a significant transportation impact in

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 266-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

October 1, 2020

Nancy Fong
Covina, City of
125 East College Street
Covina, CA 91723

RE: Cypress Villas Project – Draft
Environmental Impact Report (DEIR)
SCH# 2019120104
GTS# 07-LA-2019-03353
Vic. LA-210/PM 39.645 & LA-10/PM 36.571

Dear Nancy Fong:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes retail and drive-through/fast-food service businesses on the western 2.93 acres along the Azusa Avenue frontage and 61 single-family detached homes on the eastern and southern 4.99 acres. The retail component of the proposed project would consist of four buildings, totaling 13,000 square feet of floor area, arranged in three distinct building sites. Two sites would contain drive-through/fast-food businesses. A total of 298 parking spaces would be provided, 164 residential spaces and 134 commercial spaces.

The nearest State facility to the proposed project is I-210 and I-10. After reviewing the DEIR, Caltrans has the following comments:

Caltrans acknowledges the addition of a pedestrian gate at the southwest corner of lot 33. This gate creates a much-needed connection between the different uses on site, allowing residents to walk or bike to the goods and services provided on the west side of the project. However, besides this addition there has been little change to the motor vehicle-centric site plan since the release of the Initial Study. The Cypress Villas Project is still designed in a way that potentially induces demand for additional vehicle trips. For California to achieve its goals, this demand should be addressed with appropriate design and management principles. Caltrans recommends the following:

- Reducing the amount of parking whenever possible, as research on parking suggests that abundant car parking enables and encourages driving. The project currently exceeds the amount of parking required by the city.
- If surface parking must be built, it is recommended that it not face the street directly. By shifting the parking to the rear or interior of the project site, a more inviting streetscape can be created. A more active frontage, against the sidewalk, can encourage both recreational and transportation walking.

- Bicycle parking should also be provided at each individual commercial building, in a highly visible location that is near the primary entrance.

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Additionally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

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If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2019-03353.

Sincerely,

Miya Edmonson

MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Section 4

Mitigation Monitoring and Reporting Program

Section 4: Mitigation Monitoring and Reporting Program

Pursuant to Section 15097 of the State CEQA Guidelines, this section presents the Mitigation Monitoring and Reporting Program (MMRP) to be followed to implement the mitigation measures identified in the Draft EIR. The MMRP lists all of the mitigation measures, with corresponding actions to be taken, timing for monitoring of those actions, and the parties responsible for implementing the mitigation measures and monitoring those efforts to ensure they are accomplished as intended.

City of Covina

Cypress Villas Project

Mitigation Monitoring and Reporting Program

MITIGATION MEASURE	MITIGATION MONITORING			REPORTING		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
Aesthetics						
MM 3.1-1 No outdoor lighting fixtures shall be permitted on any home above the first-floor roof line.	Project planning and operation	Homebuilder and future owners	City of Covina Planning Division and Building & Safety Department			
Noise						
MM 3.4-1 : To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: <ul style="list-style-type: none"> • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction 	Project planning; during construction	Contractor/Builder	City of Covina Planning Division			

MITIGATION MEASURE	MITIGATION MONITORING			REPORTING		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site.</p> <ul style="list-style-type: none"> The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities. 						
Tribal Cultural Resources						
MM 3.8-1 Tribal Cultural Resources Mitigation Plan: a. Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the	Project Planning; during construction	Contractor/builder; qualified archaeologist; Native American Monitor/Consultant	City of Covina Planning Division			

Section 4

MITIGATION MEASURE	MITIGATION MONITORING			REPORTING		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> <p>b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding</p>						

MITIGATION MEASURE	MITIGATION MONITORING			REPORTING		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p> <p>c. Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native</p>						

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<p>American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p> <p>d. Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendant (MLD).</p> <p>e. Kizh-Gabrieño Procedures for burials and funerary remains: If the Gabrieliño Band of</p>						

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<p>Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p> <p>f. Treatment Measures: Designated site designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified</p>						

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<p>archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>9. Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance,</p>						

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physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

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